



MORNINGSIDE LENOX PARK

ASSOCIATION

Monthly Board Meeting Minutes

May 10, 2021

Board members present: (*strikethrough indicates not present*)

| | |
|--------------------------------------|--------------------------------|
| President – Ben Nemo | Social Media – Kristen Pollock |
| Vice President – Donald Campbell | Webmaster – Grant Davies |
| Secretary – David Alexander | Events – Ryan Murphy |
| Treasurer – Marc Tammes | Zoning – Rebekah Falkler |
| Membership – Sarah Chatel | Legal – Josh Kirschner |
| Business Partnerships – Mark Smith | Communications – Marla Johnson |
| Security – Phyllis Wingo | Traffic - Kim Cobb |
| Parks – Micah Colman | |

Call to Order and Welcome.

Ben Nemo called the Zoom meeting to order and opened the floor to discussion topics.

Subsequent to brief discussions, administrative matters were addressed:

- Security
 - APD Sergeant King gave an update on security issues in the neighborhood and city. Regarding homeless encampments, APD made one visit to the nature preserve about six weeks ago and returned two weeks ago to convey to campers that they would need to vacate within two weeks and have that time to gather their belongings, otherwise items would be collected and disposed of. Mark has also received email confirmation from Intown Collaborative Ministries that the nature preserve is officially on their beat. While their approach can often take longer to put in place, it is generally preferred given its more permanent nature
- Financials – given potential for fraud, bank account balances will not be published in the Board Minutes going forward
- Board Minutes – plan to provide in monthly newsletter distribution going forward in order to demonstrate more activity by the Board and to increase transparency with the membership
- Board Meeting Logistics: potential for in-person meetings as early as July, depending on availability of space at Morningside Presbyterian



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- Zoning – Variance Requests
 - V-21-38: 1198 McLynn Ave
 - Motion to approve by Ben
 - Votes in Favor – all
 - Votes Opposed – none
 - Votes to Abstain – none
 - V-21-105: 1300 North Morningside Drive
 - Motion to approve by Ben
 - Votes in Favor – all
 - Votes Opposed – none
 - Votes to Abstain – none

- InTown Suites Update
 - City is giving owner 120 days to sell, in which case a new owner would demolish it much quicker than the City would. If the transaction does not close in that 120 day period, the property will be put in the queue for demolition by the City, likely in 4Q21

- Membership
 - Motion by Ben to establish a new membership category for Condos/Townhouses/Apartments with pricing at \$225/year and \$200/year for ages 62+. The vacation patrol coverage for this new category (walking around the property, putting up packages, mail, and garbage cans) may be limited by the layout of each complex. This approach is similar to other neighborhood associations.

The committee also considered another option that would allow the entire complex to be covered by the security patrol. This option was dropped because of concerns about administrative burden and the potential for overload on popular holiday weeks.

- Votes in Favor – all
- Votes Opposed – none
- Votes to Abstain – none



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- Motion by Ben to approve \$1,000 for new signs to help drive increased membership enrollment and retention
 - Votes in Favor – all
 - Votes Opposed – none
 - Votes to Abstain – none

- Events – Ryan provided a brief update, including the fact that an Events Committee had been formed to handle events-related matters outside of the typical Board context
 - Motion by Ben to provide for \$500 for food for a future movie night this summer
 - Votes in Favor – all
 - Votes Opposed – none
 - Votes to Abstain – none

Adjourn Meeting.